

GIS REGISTRY INFORMATION

SITE NAME: VAN'S LUMBER & HARDWARE
BRRTS #: 03-31-001627
CLOSURE DATE: 04/02/2002
STREET ADDRESS: E176 COUNTY ROAD S
CITY: RED RIVER

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 697644 Y= 465702

OFF-SOURCE CONTAMINATION (>ES): Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties
- County Parcel ID number, *if used for county*, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), *if available from site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. **If not available, include the following 2 types of maps:**
 - Latest groundwater flow/monitoring well location map
 - Latest extent of contaminant plume map
- Geologic cross-sections, *if available from SI*. (8.5x14' if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)
- Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 920-492-5912

April 3, 2002

Mr. Wayne Vanden Houten
E176 County Road S
Luxemburg, WI 54217

SUBJECT: Final Case Closure By Closure Committee With Conditions Met for Van's
Lumber & Hardware, E176 County Road S, Luxemburg, WI
WDNR BRRTS #: 03-31-001627

Dear Mr. Vanden Houten:

On August 18, 1999, your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 30, 1999, you were notified that the Closure Committee had granted conditional closure to this case.

On April 2, 2002, the Department received final correspondence indicating that you have complied with the conditions of closure (monitoring well abandonment, filed groundwater use restriction & provided soil disposal documentation). Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed on April 2, 2002, and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me in Green Bay at (920) 492-5921.

Sincerely,

Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

cc: Karl Schuldes, Robert E. Lee & Associates,
2825 South Webster Ave, Green Bay, WI 54301-2878

ASSESSOR'S PLAT

PART OF GOVERNMENT LOT 1, 8 & 14
OF THE SW 1/4-NW 1/4, SEC. 18, T25N, R2E
RED RIVER, KEWAUNEE COUNTY

FEBRUARY 1960



Legend
 O 2" x 30" IRON PIPE, 38564/L.F.
 ● 1 1/4" x 24" IRON PIPE, 22714/L.F.
 ○ 1" x 24" IRON PIPE, 18816/L.F.
 ALL DISTANCES SHOWN ARE TO HUNDRETHS OF A FOOT.
 ALL ANGLES AND BEARINGS SHOWN ARE TO TENTHS OF A MINUTE.
 BEARING DATUM - WISCONSIN HIGHWAY COMMISSION PROJ. F 03-5111

BROWN COUNTY
 KEWAUNEE COUNTY

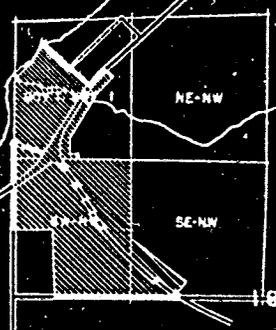


CURVE NOTES

P.I.	• 427+22.70
L	• 195°-35'
A	• 15°-35'
D	• 44°-00'
T	• 198°-00'
L	• 389°-40'
R	• 1432.89'
PC	• 425+22.70
PT	• 429+18.30
NE. END OF PLAT	• 429+11.28

CURVE NOTES

P.I.	• 417+63.93
L	• 153°-49'
A	• 24°-11'
D	• 5°-00'
T	• 243°-37'
L	• 483.68'
R	• 1148.28'
PC	• 415+15.34
PT	• 420+02.08
COUNTY LINE	• 415+43.83



LOCATION SKETCH
SCALE - 1" = 675'

This is to certify that this is a true and correct reproduction of the record filed in the Register of Deeds Office for Kewaunee County, Wisconsin.

Alice M. Flaherty
 (Mrs.) Alice M. Flaherty
 Register of Deeds of Kewaunee County, Wisconsin

Issued: June 20, 1968

V & T Investments, a joint venture consisting of
Lyle Tielens and Ray Vanden Houten, Jr.,

1993 FEB 22 AM 9:37

Marilyn G. Mueller

REGISTER OF DEEDS
KEWAUNEE COUNTY, WIS.

conveys and warrants to Van's Lumber & Hardware, Inc., a
Wisconsin corporation,

FD 1202

RETURN TO Ray Vanden Houten, Jr.
c/o Van's Lumber & Hardware, Inc.
E176 County Road "S"
Luxemburg, WI 54217

the following described real estate in Kewaunee County,
State of Wisconsin:

Tax Parcel No: 31-018-18-051

See attached legal description

WHZ EX CODE W-7

This is to certify that this is a true and correct
reproduction of the record filed in the Register
of Deeds Office of Kewaunee County, Wisconsin.

TRANSFER
174.00
FEE ✓

Issued: SEP 3 1999

Marilyn G. Mueller
Marilyn G. Mueller, Register of Deeds
Kewaunee County, Wisconsin 54216

This is not
(is) (is not) homestead property.

Exception to warranties:
Prior highway conveyances, easements and restrictions of record.

Dated this 12th day of February, 19 93

V & T INVESTMENTS
By: Lyle Tielens (SEAL)

By: Ray Vanden Houten, Jr. (SEAL)

AUTHENTICATION

Signature(s) Ray VANDEN HOUTEN, JR.

authenticated this 12th day of February, 19 93

JOHN E. HERALD
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney John E. Herald
Green Bay, Wisconsin

(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
BROWN County.

Personally came before me this 12th day of
February, 19 93, the above named
Lyle Tielens

to me known to be the person who executed the
foregoing instrument and acknowledged the same.
ALLAN M. ROSS
Notary Public BROWN
My Commission is permanent. XXXXXXXXXXXXXXXXXXXXXXXX
XX

*Names of persons signing in any capacity should be typed or printed below their signatures.

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Parcel No. 31-018-18-051

That part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Eighteen (18), Township Twenty-five (25) North, Range Twenty-three (23) East, lying East and South of State Highway "57", Town of Red River, Kewaunee County, Wisconsin, excepting therefrom a parcel described as follows:

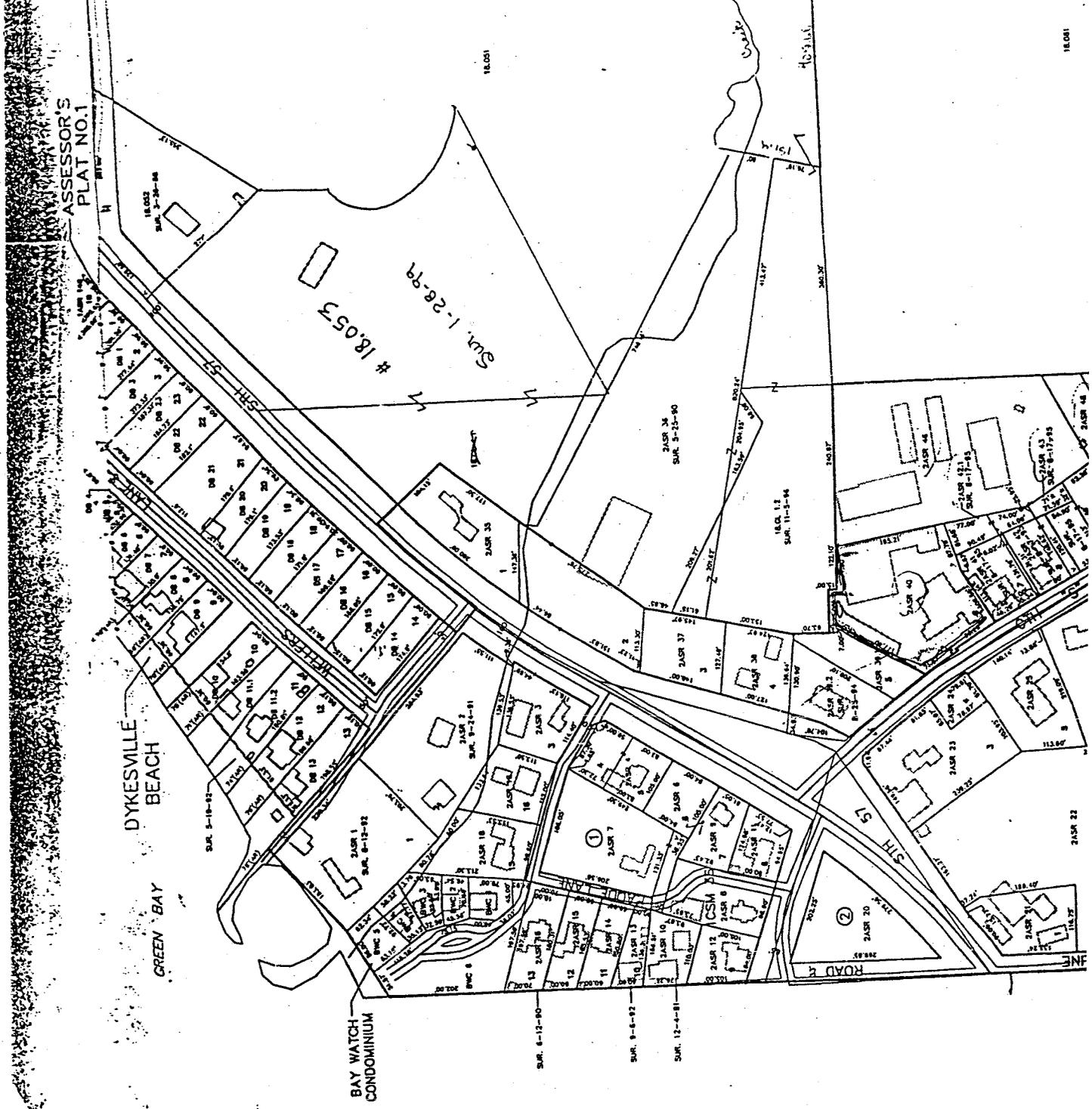
A tract of land in the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Eighteen (18), Township Twenty-five (25) North, Range Twenty-three (23) East, Town of Red River, Kewaunee County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section Eighteen (18), which is marked by a Kewaunee County Monument; thence South 88 degrees 55 minutes 30 seconds West along the Section line, a distance of Six Hundred Fifteen and 55/100 (615.55) feet to the point of real beginning; thence continue South 88 degrees 55 minutes 30 seconds West along the Section line, Two Hundred Eighty-two and 66/100 (282.66) feet to the center-line of State Highway "57"; thence South 47 degrees 40 minutes West along the said center-line, One Hundred Twenty-nine and 60/100 (129.60) feet; thence South 42 degrees 04 minutes East, Two Hundred Seventy-seven (277) feet; thence North 32 degrees 53 minutes 15 seconds East, Three Hundred Fifty-five and 13/100 (355.13) feet to the point of real beginning.

and,

That part of Government Lot One (1), Section Eighteen (18), Township Twenty-five (25) North, Range Twenty-three East, lying South and East of State Highway "57" and outside of Assessor's Plat Number Two (2) of the Town of Red River, Kewaunee County, Wisconsin, except for tract described in Volume 246, Page 353 of the Kewaunee County Records.

ASSESSOR'S
PLAT NO. 1



365081

Document Number

GROUNDWATER USE RESTRICTION

RECORDS

VOL 341 PAGE 93

RECEIVED FOR RECORD

'99 DEC 9 PM 1 44

MARILYN S. MUELLER
REGISTER OF DEEDS
KEWAUNEE COUNTY, WIS

pd. 24⁰⁰

Declaration of Restrictions

In Re: See legal descriptions provided in Attachments A and B, warranty deeds, hereby attached and made a part of this restriction.

Recording Area

Name and Return Address

VAN'S Lumber & Custom Bldg
E 176 CTS
Luxemburg Wis 54217

STATE OF WISCONSIN)
) ss
COUNTY OF KEWAUNEE)

Parcel Identification Number (PIN)

WHEREAS, Van's Lumber and Hardware, Inc., a Wisconsin Corporation is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following locations on the following date: at East Monitoring Well 3 (MW-3) on April 3, 1998 benzene is 231 micrograms per liter and Methyl tert-butyl ether is 159 micrograms per liter; at East Monitoring Well 7 (MW-7) on April 3, 1998 benzene is 92.3 micrograms per liter; at West Monitoring Well (MW-3) on October 19, 1998 benzene is 1,210 micrograms per liter, toluene is 551 micrograms per liter, and total xylene is 702 micrograms per liter. Location of monitoring wells is provided on Attachment C made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:



RECEIVED

DEC 15 1999

ROBERT E. LEE & ASSOC., INC. In

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

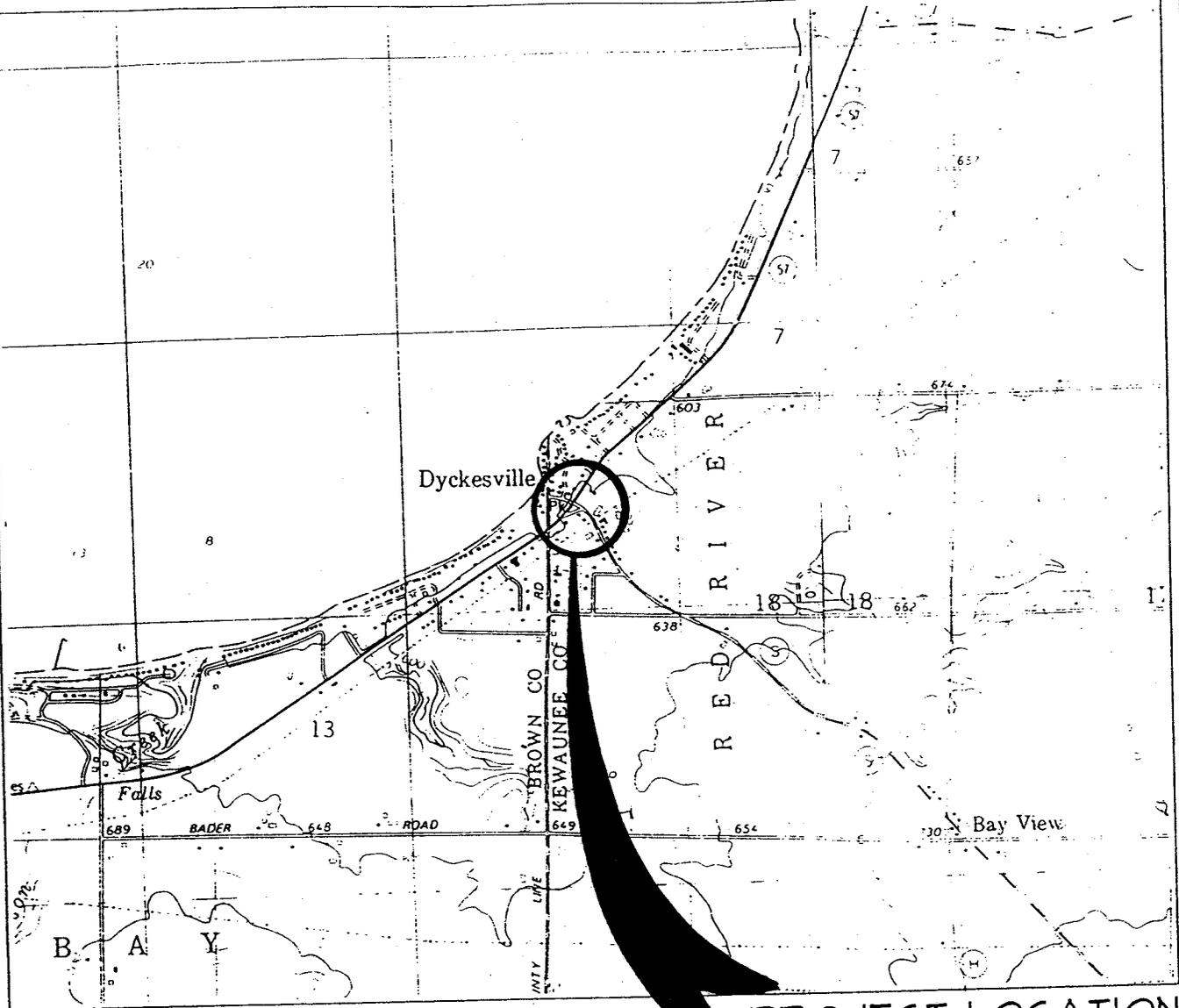
By signing this document, Wayne Van Datta asserts that he/she is duly authorized to sign this document on behalf of Van's Lumber and Hardware, Inc.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 9 day of Dec, 19 99

Signature: [Signature]
Printed Name: Ray Vandenhouten
Title: President

Subscribed and sworn to before me
this 9 day of Dec, 1999
[Signature]
Notary Public, State of Wisc.
My commission 11-24-2002

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by the property owner.



PROJECT LOCATION

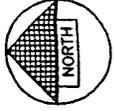
LOCATION MAP

VANS LUMBER
 E176 COUNTY ROAD "S"
 DYCKESVILLE, WISCONSIN



SCALE: 1" = 2000'

FIGURE 1



SCALE: 1"=60'
0' 30' 60' 120'

LEGEND



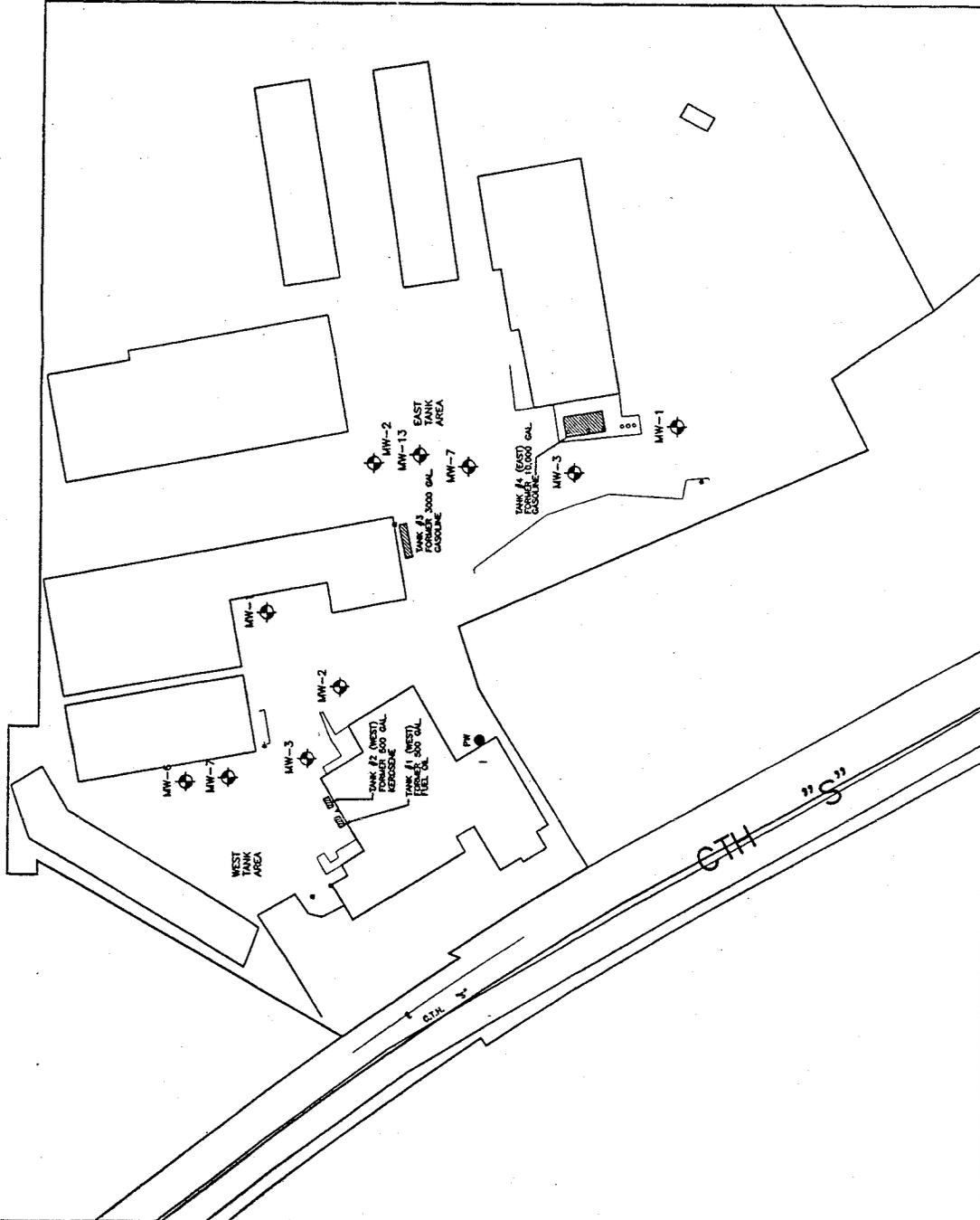
MONITORING WELL LOCATIONS



PRIVATE WELL



FORMER TANK LOCATIONS



VAN'S LUMBER & HARDWAF
E 176 CITY RD. S
LUXEMBURG, WISCONSIN

ENVIRONMENTAL SCIENCE SERVICES 3/15/98

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TABLE 4
Van's Lumber East Tank Area
Natural Attenuation Groundwater Data Summary

PARAMETER	NR 140 PAL	NR 140 ES	MW-1			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	ND	ND	NA	NA
Ethylbenzene	140	700	ND	ND	NA	NA
MTBE	12	60	ND	ND	NA	NA
Toluene	68.6	343	ND	ND	NA	NA
1,2,4- Trimethylbenzene	--	--	ND	ND	NA	NA
1,3,5- Trimethylbenzene	--	--	ND	ND	NA	NA
Total Xylene	124	620	ND	ND	NA	NA
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	0.1	1.7	0.8	0.9
Iron (mg/L)	--	--	0.2	1.0	1.0	1.5
Sulfate (mg/L)	--	--	45.6	37.2	30.3	30.2
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	290	368

TABLE 5

PARAMETER	NR 140 PAL	NR 140 ES	MW-2			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	ND	ND	ND	ND
Ethylbenzene	140	700	ND	ND	ND	ND
MTBE	12	60	ND	ND	ND	ND
Toluene	68.6	343	ND	ND	ND	ND
1,2,4- Trimethylbenzene	--	--	ND	ND	ND	ND
1,3,5- Trimethylbenzene	--	--	ND	ND	ND	ND
Total Xylene	124	620	ND	ND	ND	ND
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	1.0	1.7	2.1	2.2
Iron (mg/L)	--	--	0.1	0.1	0.1	0.1
Sulfate (mg/L)	--	--	86.4	90.3	89.1	87.1
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	10	1.16

ND = No Detection

NA = Not Analyzed

 = NR 140 Preventive Action Limit Exceedance

 = NR 140 Enforcement Standard Exceedance

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T674

TABLE 6
Van's Lumber East Tank Area
Natural Attenuation Groundwater Data Summary

PARAMETER	NR 140 PAL	NR 140 ES	MW-3			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	51.4	5.09	8.27	231
Ethylbenzene	140	700	4.3	2.63	1.81	46.2
MTBE	12	60	126	106	147	159
Toluene	68.6	343	ND	ND	ND	6.76
1,2,4- Trimethylbenzene	--	--	ND	ND	1.05	31.8
1,3,5- Trimethylbenzene	--	--	ND	ND	ND	ND
Total Xylene	124	620	ND	ND	1.16	22.15
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	0.9	5.5	3.4	3.1
Iron (mg/L)	--	--	0.2	0.1	0.1	0.1
Sulfate (mg/L)	--	--	120.0	118	87	99.3
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	180	350

East Tank Area

TABLE 7

PARAMETER	NR 140 PAL	NR 140 ES	MW-7			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	42.2	146	376	92.3
Ethylbenzene	140	700	12.1	76.6	13.9	14
MTBE	12	60	ND	1.17	ND	1.43
Toluene	68.6	343	74.1	119	45.9	179
1,2,4- Trimethylbenzene	--	--	7.1	34.5	10.1	17.2
1,3,5- Trimethylbenzene	--	--	4.1	22.3	14.2	15.3
Total Xylene	124	620	69.0	193.3	69.7	165.1
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	3.4	1.8	3.1	2.0
Iron (mg/L)	--	--	0.1	1.0	0.1	0.1
Sulfate (mg/L)	--	--	342	309	256	316
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	12	11

ND = No Detection

NA = Not Analyzed

- = NR 140 Preventive Action Limit Exceedance
- = NR 140 Enforcement Standard Exceedance

Tbl 4 (cont)

TABLE 8
Van's Lumber East Tank Area
Natural Attenuation Groundwater Data Summary

PARAMETER	NR 140 PAL	NR 140 ES	MW-13			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	2.7	ND	ND	ND
Ethylbenzene	140	700	6.8	ND	ND	ND
MTBE	12	60	ND	ND	ND	ND
Toluene	68.6	343	24.2	ND	1.31	ND
1,2,4- Trimethylbenzene	--	--	5.8	ND	ND	ND
1,3,5- Trimethylbenzene	--	--	2.9	ND	ND	ND
Total Xylene	124	620	30.7	ND	1.29	ND
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	3.6	2.4	2.7	3.2
Iron (mg/L)	--	--	0.1	0.1	0.1	0.1
Sulfate (mg/L)	--	--	283	291	269	271
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	ND	ND

ND = No Detection

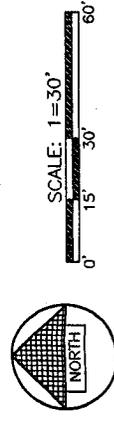
NA = Not Analyzed

= NR 140 Preventive Action Limit Exceedance

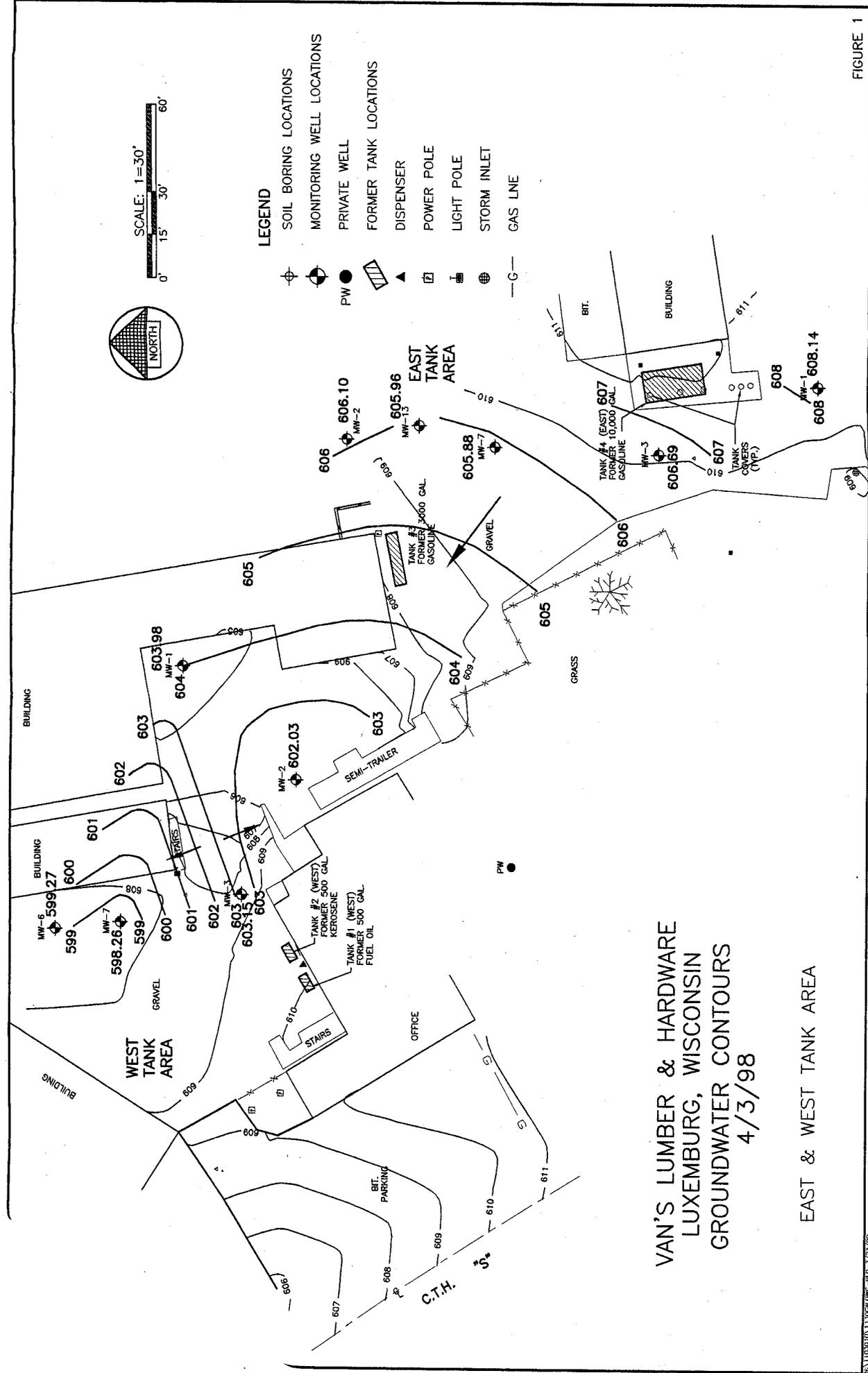
NR 140 Enforcement Standard Exceedance

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Tbl 4 (cont)



- LEGEND**
- SOIL BORING LOCATIONS
 - MONITORING WELL LOCATIONS
 - PRIVATE WELL
 - FORMER TANK LOCATIONS
 - DISPENSER
 - POWER POLE
 - LIGHT POLE
 - STORM INLET
 - GAS LINE



**VAN'S LUMBER & HARDWARE
LUXEMBURG, WISCONSIN
GROUNDWATER CONTOURS
4/3/98**

EAST & WEST TANK AREA

FIGURE 1

attributed to laboratory error. The site investigation report dated September 2, 1994.

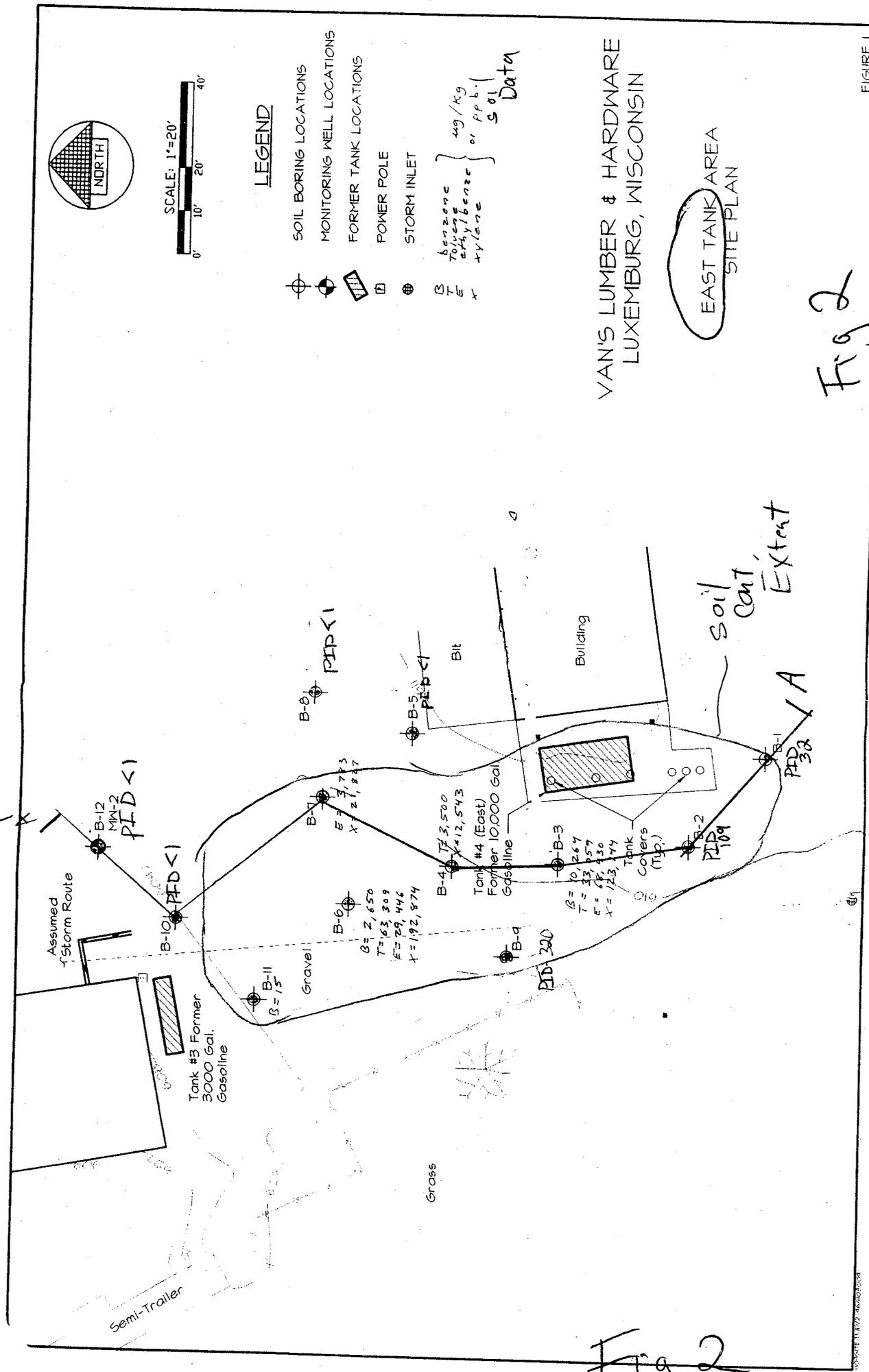
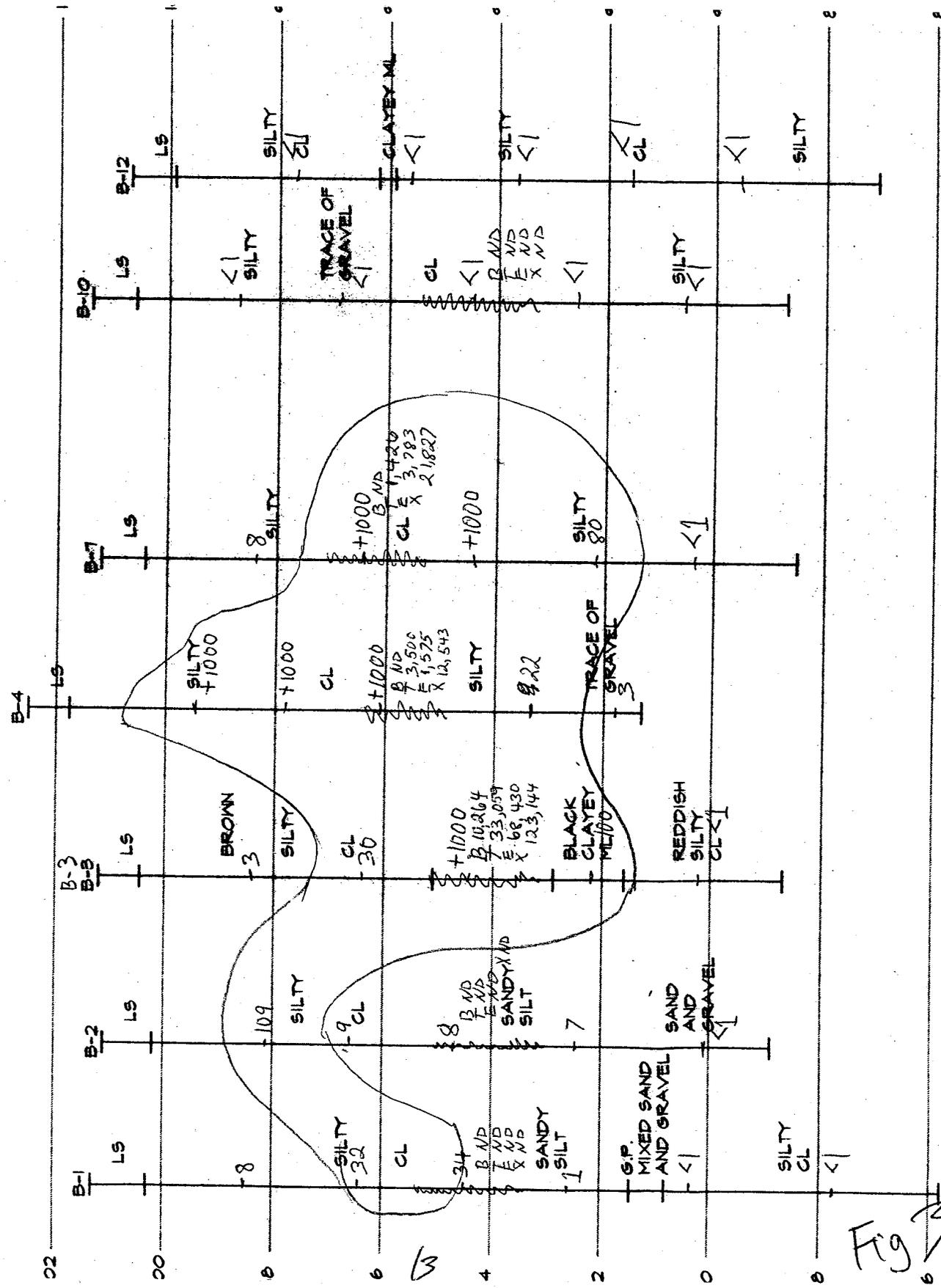


Fig 2

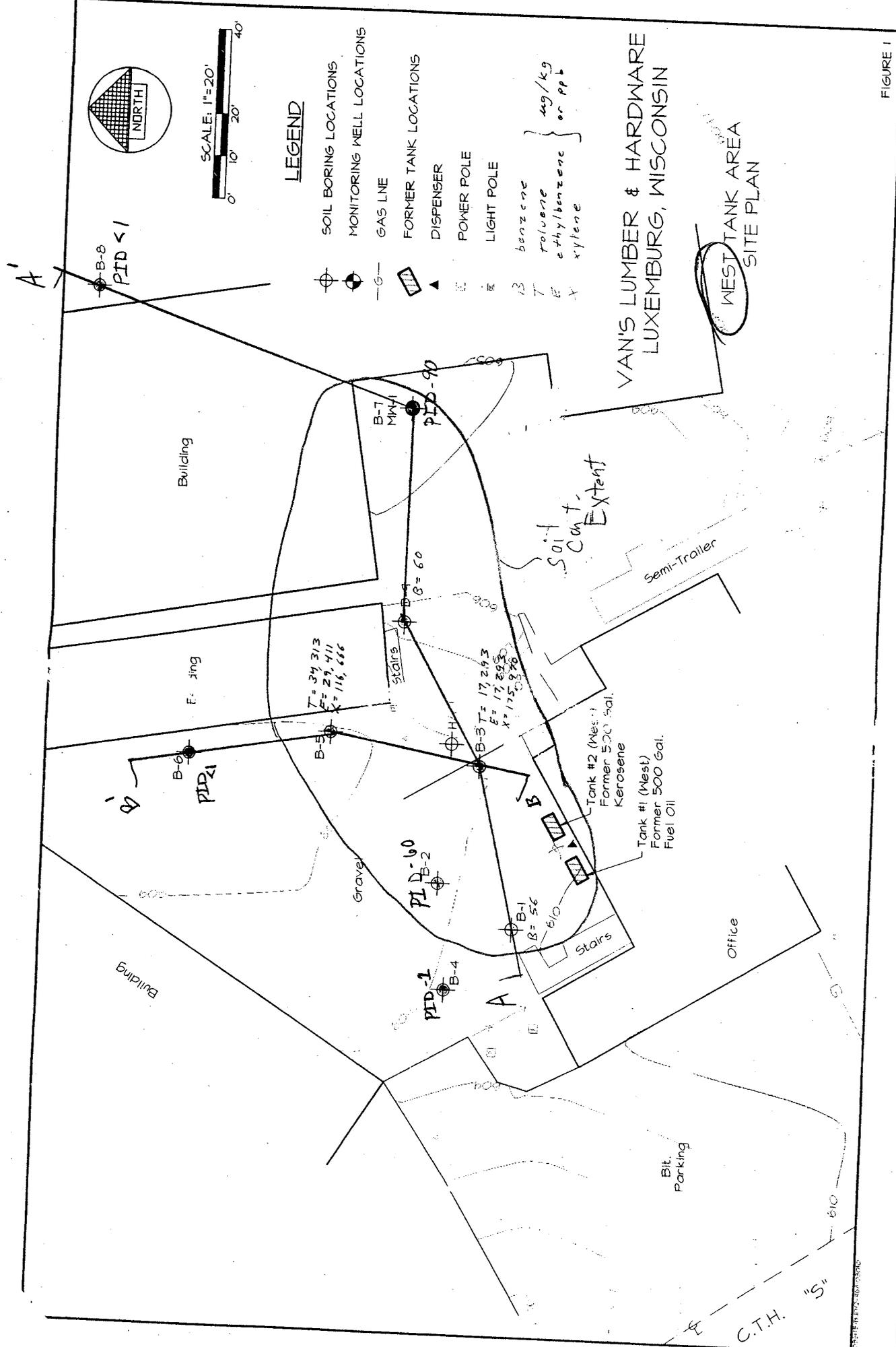
East Area



-PID

~ = Sample Interval

Fig 3



VAN'S LUMBER & HARDWARE
LUXEMBURG, WISCONSIN

WEST TANK AREA
SITE PLAN

LEGEND

- SOIL BORING LOCATIONS
- MONITORING WELL LOCATIONS
- GAS LINE
- FORMER TANK LOCATIONS
- DISPENSER
- POWER POLE
- LIGHT POLE
- benzene
- toluene
- ethylbenzene
- xylylene

